



CITY OF
TOPEKA

A G E N D A

LANDMARKS COMMISSION

**Thursday, March 9, 2023
5:30 P.M.**

Zoom Video Conference

MEMBERS OF THE LANDMARKS COMMISSION

Melina Stewart (2023 Chair)
Dave Frederick (2023 Vice Chair)
Donna Rae Pearson
Mark Burenheide
David Heit
Grant Sourk
Christine Steinkuehler
Cassandra Taylor

-
- The Topeka Landmarks Commission holds a public meeting on the 2nd Thursday of each month.
 - The following agenda identifies and describes each proposal to be considered by the Commission.
 - Each item to be considered by the Commission will be introduced by the Planning Division Staff. The Commission will then hear and consider arguments both for and against each proposal.
 - Individuals wishing to address the Commission are requested to state their name and address for the official record.
 - Motions on all matters which require a decision by the Commission, are made in the affirmative. On a roll call vote, Commission members then vote yes, no, or abstain based on the affirmative motion.
 - The owner of the local historic landmark or property owner within the local historic district may appeal the Commission's decision to the City Council by submitting a notice of appeal to the Planning Director within 10 calendar days of the decision.



ADA Notice: For special accommodations for this event, please contact the Planning Division at 785-368-3728 at least three working days in advance.



CITY OF
TOPEKA

LANDMARKS COMMISSION

Agenda for Thursday, March 9, 2023

A. Call to Order

B. Approval of Minutes from January 12, 2023

C. Announcement of Potential Conflicts

D. Action Items

1. **CLGR23/03 by The Beacon** requesting a review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of a freestanding monument sign on the southwest corner of the lot located at **420 SW 9th St.** This building is listed on the National and State Register of Historic Places.
2. **CLGR23/04 by Aim Strategies Inc.** requesting a revision to approved elevations for **735 S Kansas Ave.** *(Project was heard by Topeka Landmarks Commission on July 21, 2022.)*
3. Design Review Committee membership 2023

E. Non-Action / Discussion Items

1. 2023 Kansas Preservation Conference, May 4-6, 2023

F. Adjournment



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CITY OF
TOPEKA

MINUTES

Landmarks Commission

Thursday, January 12, 2023

5:30PM

Members present: Melina Stewart (Chair), Mark Burenheide, Dave Frederick, David Heit, Donna Rae Pearson, Grant Sourk, Christine Steinkuehler, Cassandra Taylor (8)

Members Absent: (0)

Staff Present: Dan Warner, Planning Director; William Sharp, Planner; Kris Wagers, Administrative Officer; Rhiannon Friedman, Interim Planning & Development Director

Roll Call – Chairwoman Melina Stewart called the meeting to order with 8 members present for a quorum.

Approval of Minutes from December 8, 2023 – Motion by Mr. Heit; **Second** by Ms. Taylor. **APPROVED** (8-0-0)

Announcement of Potential Conflicts – None

Election of 2023 Officers

Motion by Donna Rae Pearson to nominate **Melina Stewart to serve as 2023 Chair** **APPROVED** 8-0-0 upon roll call vote.

Motion by Ms. Stewart to nominate **Dave Frederick as 2023 Vice Chair**. **APPROVED** 8-0-0 upon roll call vote.

NRHP Nomination for the US Post Office – North Topeka Station (935 N Kansas Avenue) to be considered by the Kansas Historic Sites Board of Review on February 3, 2023.

Mr. Sharp very briefly reviewed information provided about the architectural style and history of the building. Mr. Sourk asked if they are only seeking recognition due to the building's architectural style and noted that it was this post office from where the band Kansas mailed their demo tape from.

Mr. Sourk asked if they are looking for an endorsement from the Topeka Landmarks Commission to accompany the nomination. Mr. Sharp confirmed and noted that he would forward that to SHIPO.

Motion by Mr. Sourk to support the nomination of the post office; **second** by Ms. Taylor; **APPROVED** 8-0-0 by roll call vote.

Discussion Items

Mr. Sharp stated that there was a public meeting held at the Topeka & Shawnee County Public Library on January 11 to kick off the African American Historic Resources Survey. Approximately 34 people attended and it lasted for about 1.5 hours. Commissioners Pearson and Stewart also attended; Ms. Pearson looks forward to seeing the end report and Ms. Stewart stated that she was happy to see so much public participation.

Ms. Stewart report that the State Historic Preservation will be held May 4-6 in Independence, Kansas. Planning staff will reach out to SHIPO to verify that funds will be available for scholarships to attend and Mr. Sourk confirmed that SHIPO does have funding to sponsor people.

Ms. Stewart reported that nominations are currently open for preservations awards through the Kansas Preservation and encouraged people to put forward projects they feel are deserving. Submissions are due in early February. Mr. Sourk provided a link and noted that you do not have to be associated with a project to make a nomination.

Ms. Stewart reported that KPA is currently looking for board members and encouraged people to contact her if they are interested in serving.

Mr. Sharp reported that no reviews have been submitted so there likely will not be a February meeting.

With nothing more on the agenda, the meeting was adjourned at 5:48PM

**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

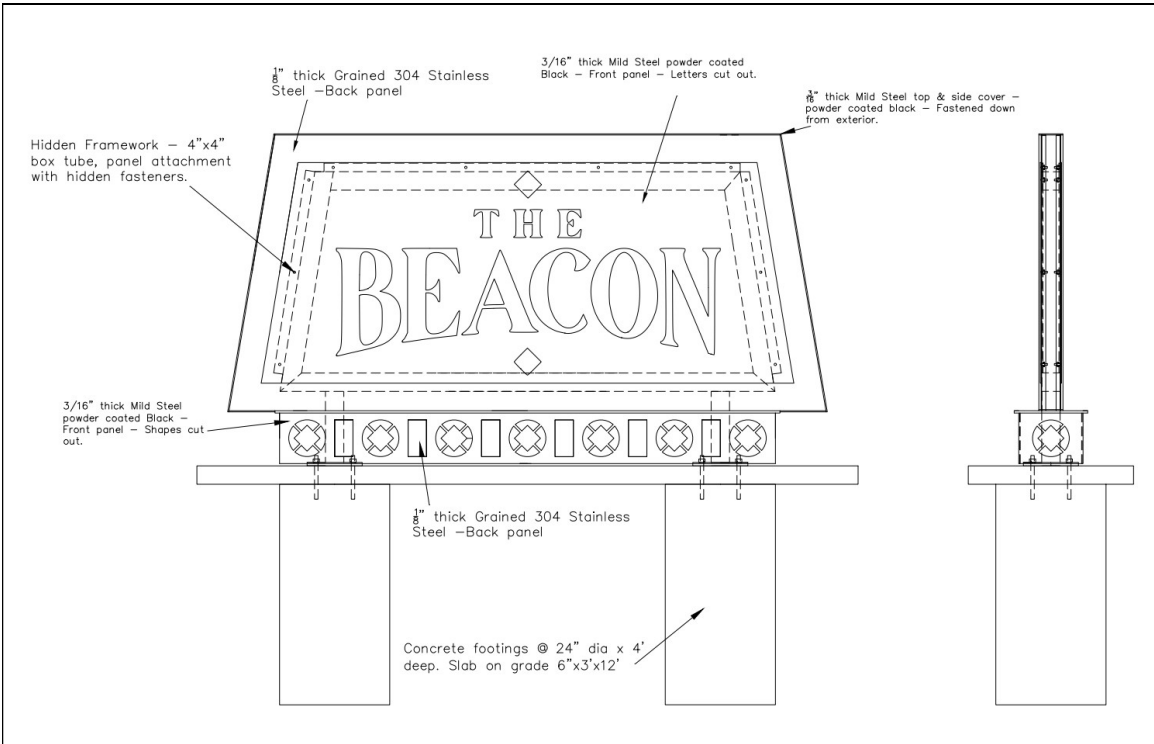
CASE NO: CLGR23/03

by: The Beacon

Project Address: 420 SW 9th St
Property Classification: Listed on National and State Register of Historic Places
Standards: Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines
Attachments: Site Plan [] Elevations [] Arch./Const. Plans [X] Pictures [X]

PROPOSAL: This proposal is for the placement of a freestanding, non-illuminated monument sign that will be located on the southwest corner of the lot at 420 SW 9th St. The property is listed on the National and State Register of Historic Places. The sign will be constructed of stainless steel with a powder coated black front panel. The sign will have a height of 6 ft and a sign face area of approximately 42 square feet.

BACKGROUND: This building dates back to 1925 when construction was finished. The main occupant over the 20th Century has been the Woman's Club of Topeka. This building is described in the nomination as "1920s eclecticism at its finest" and was built by Topeka architect Frank Squires. The building has been associated with the Woman's Club of Topeka, which originally was a federation of different woman's clubs early in the 20th Century. The only sign that was associated with the historic structure was the metal marquee hanging above the southeast entrance to the building which appears to have been removed.



Proposed Monument Sign



Proposed location of sign in southwest corner



View of 420 SW 9th St from the southwest corner of the lot.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes

proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Analysis: No change in use is proposed in conjunction with this project. The placement of the sign will cause minimal alteration to the defining character of the building and its surrounding environment.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: While no freestanding sign has been documented along with the historic property, the new monument sign will not be removing any historic materials or make any alterations.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Analysis: The proposed placement of this sign in the southwest corner of the property will not create a false sense of historical development.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Analysis: No historic features, nor features greater than 50 years of age on this property will be removed as a part of this project. Placement of this on the southwest corner of the lot will not alter the appearance of the façade and building.

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Analysis: No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Analysis: N/A

Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Analysis: N/A

Standard 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: The proposed monument sign will have a height of 6 ft with a sign face of approximately 42 square feet. These dimensions comply with sign code regulations in Title 18, Topeka Municipal Code.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis: The proposed sign can be removed in the future without any alteration to the underlying and essential form of the Woman's Club Building. The freestanding monument sign will not be attached in any way to the historic structure.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed sign to be placed onto the southwest corner of the parcel at 420 SW 9th St **IS CONSISTENT** with the recommendations outlined in the **Downtown Topeka Design Guidelines**, and will **NOT** damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Prepared by: William Sharp, Planner I

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.



**CITY OF
TOPEKA**

DEVELOPMENT SERVICES USE ONLY: DATE: 2/20/23 PERMIT FEE: \$ 63.00

APPLICATION # 20230220984

DEVELOPMENT SERVICES DIVISION

620 SE MADISON | 3RD FLOOR | TOPEKA KS 66607 | 785-368-3704

SUBMIT ALL MATERIALS TO: DSDpermits@topeka.org

SIGN PERMIT APPLICATION

LOCATION/ADDRESS: 420 SW 9th St., Topeka, KS 66612

NAME OF BUSINESS(es) The Beacon

IS PROPERTY ON THE REGISTER OF HISTORIC PLACES? ☐ YES ☐ NO

The undersigned hereby makes application to erect _____ (total number) sign(s) as specified herein, and does agree that the provisions of the sign ordinance will be complied with whether the same are specified herein or not.

TYPE OF SIGN(S):
☐ GROUND SIGN # (2) ☐ WALL SIGN # () ☐ POLE SIGN # ()
☐ TEMPORARY SIGN # () ☐ ROOF SIGN # () ☐ BALLOON SIGN # ()
☐ PORTABLE SIGN # ()

WORK TO BE DONE:

☒ NEW SIGN ☐ REWORK/REPLACE SIGN ☐ FACE REPLACEMENT

IS SIGN ILLUMINATED?

☐ YES ☒ NO IF YES, HOW? _____

APPLICATION SHALL INCLUDE THE FOLLOWING ATTACHEMENTS:

1. Aerial photo or site plan with location of sign(s) identified
2. Specification drawing (elevation view) including dimensions, materials, illumination method, colors and other relevant information. Plans to scale are preferred and are necessary under some circumstances. Identify scale on plan.
3. Description on site plan or documentation that existing signs to remain or those signs to be removed. For signs to remain, identify size of each sign. For freestanding signs, describe the size and height.
4. For freestanding signs include proposed setback (distance) from nearest property line.
5. For wall signs, projecting signs and other signs attached to buildings include a photo or building elevation drawing showing placement of sign(s) on the building. Include depth and size of sign, and distance from the building surface.
6. New, illuminated signs require an electrical inspection to be completed before installation.
7. Balloon signs may be placed four times a year for one week. Indicate date(s) the balloon sign will be flown: _____

Sign Company: Senne + Company Inc Address: 2001 N.W. Hwy 24

Phone: 785-235-1015 Contact for permit & installation: Randy Haas Email: Randy.Haas@SenneCompany.com

Requirements for sign installation & sign hangar contractor

- 1) Public liability insurance policy covering all operations of \$500,000 combined single limit for liability & property damage per Topeka Municipal Codebook Section 5.150.040
- 2) Plans & specifications including stress diagrams or tabulated stresses, dimensions, materials, & details of construction together with complete details showing methods of anchoring the proposed sign Topeka Municipal Codebook Section 18.15.050
- 3) Site plan showing location on property with dimensions to property lines

OWNER OF PROPERTY: Narwhal Holdings LLC - Shelby Tricke

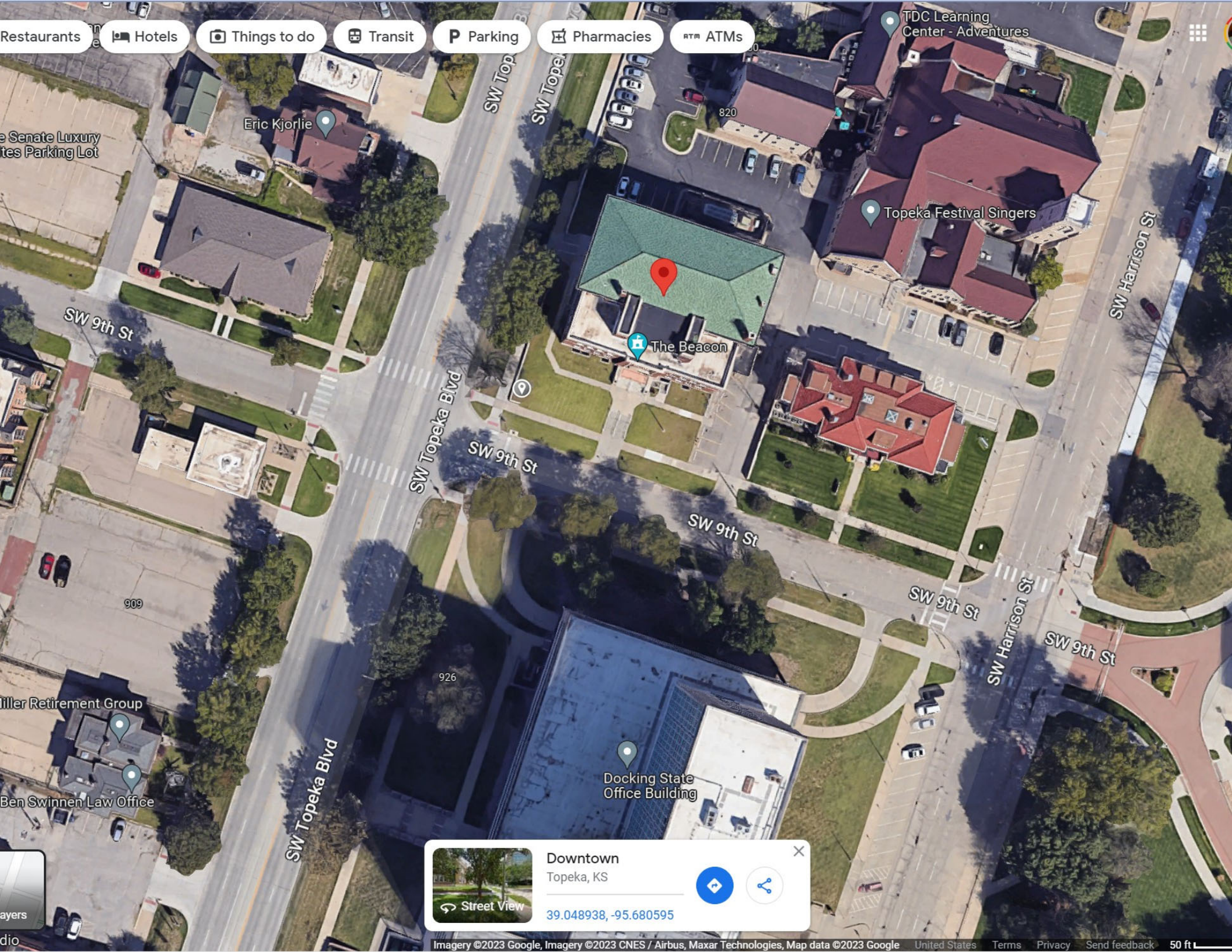
Address: 420 SW 9th St., Topeka, KS 66612 Phone: 785 409-6715


Site	Approval _____	Date _____	Disapproval _____	Date _____
Water	Approval _____	Date _____	Disapproval _____	Date _____
Traffic	Approval _____	Date _____	Disapproval _____	Date _____
Historical Review (if applicable)	Approval _____	Date _____	Disapproval _____	Date _____
Planning	Approval _____	Date _____	Disapproval _____	Date _____

Zoning of Property _____ Review Comments: _____



By the execution of this application I consent to have City of Topeka personnel enter onto the premises legally described herein for the purpose of inspecting the premises for compliance with applicable City codes, during business hours.

X [Signature] Owner or Sign Hangar Contractor Signature



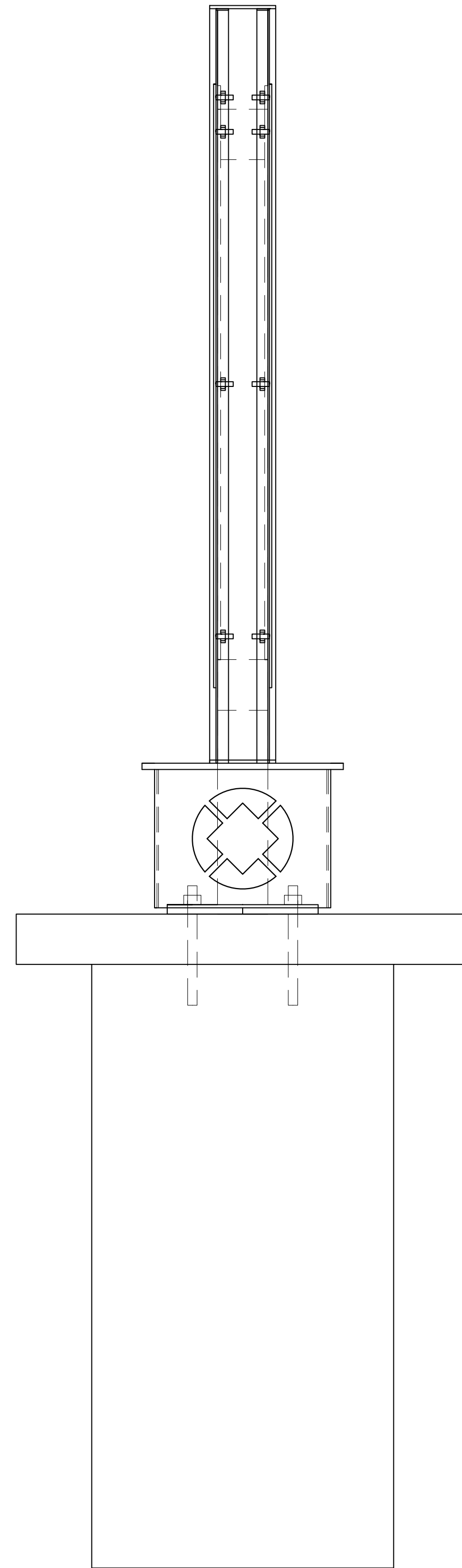
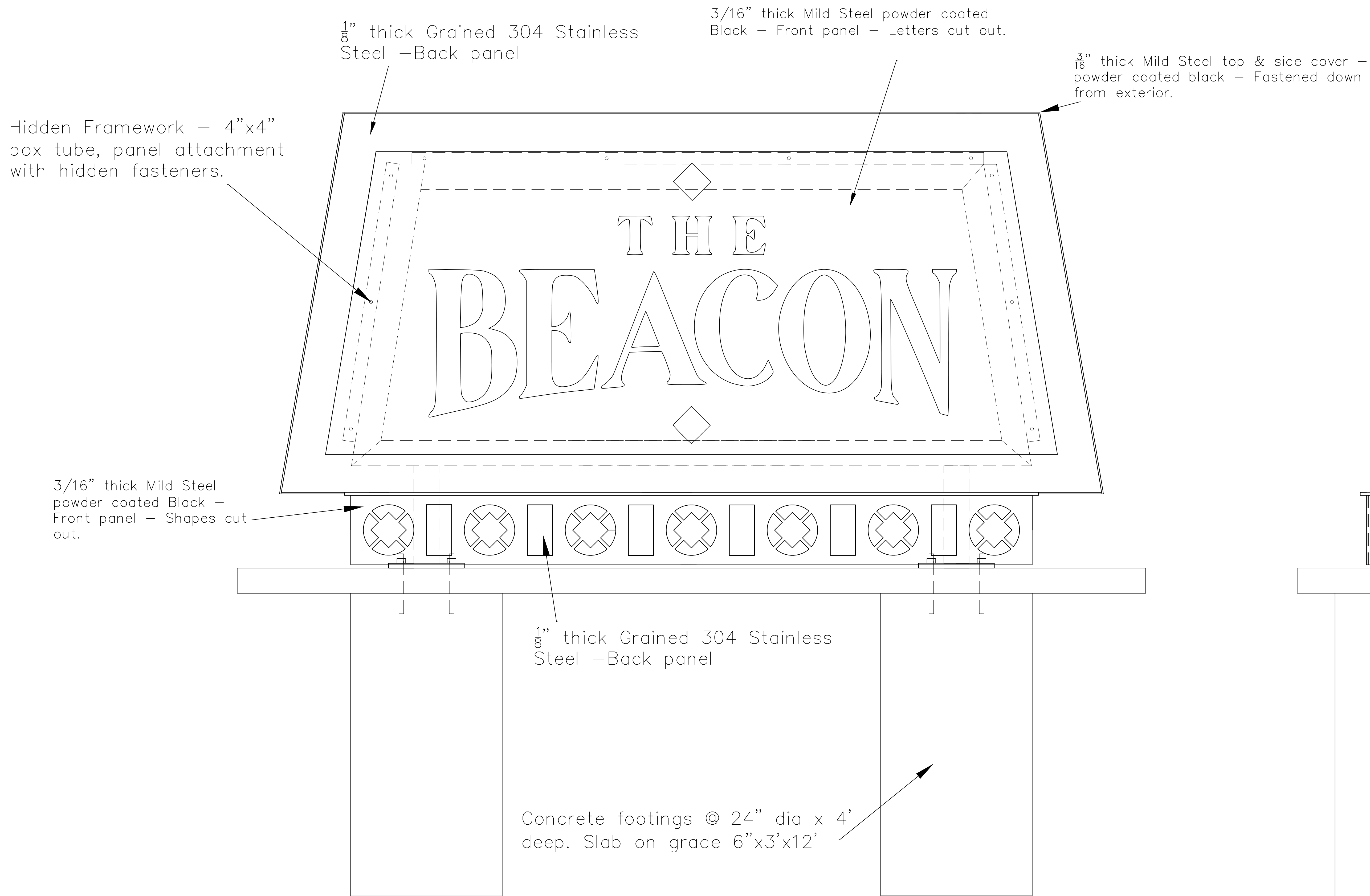
 Street View

Downtown
Topeka, KS

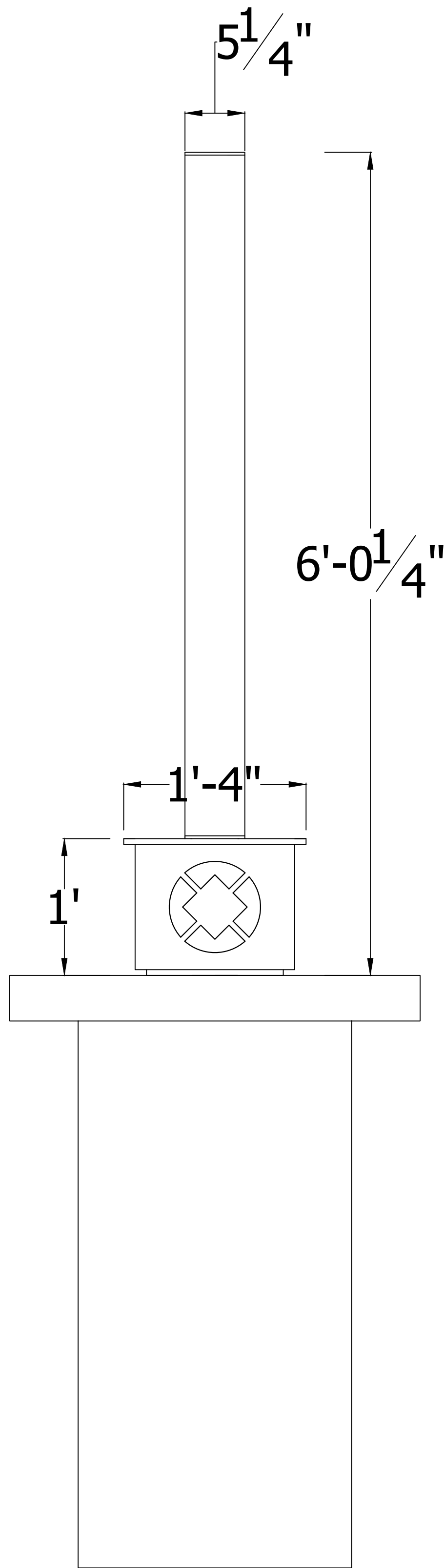
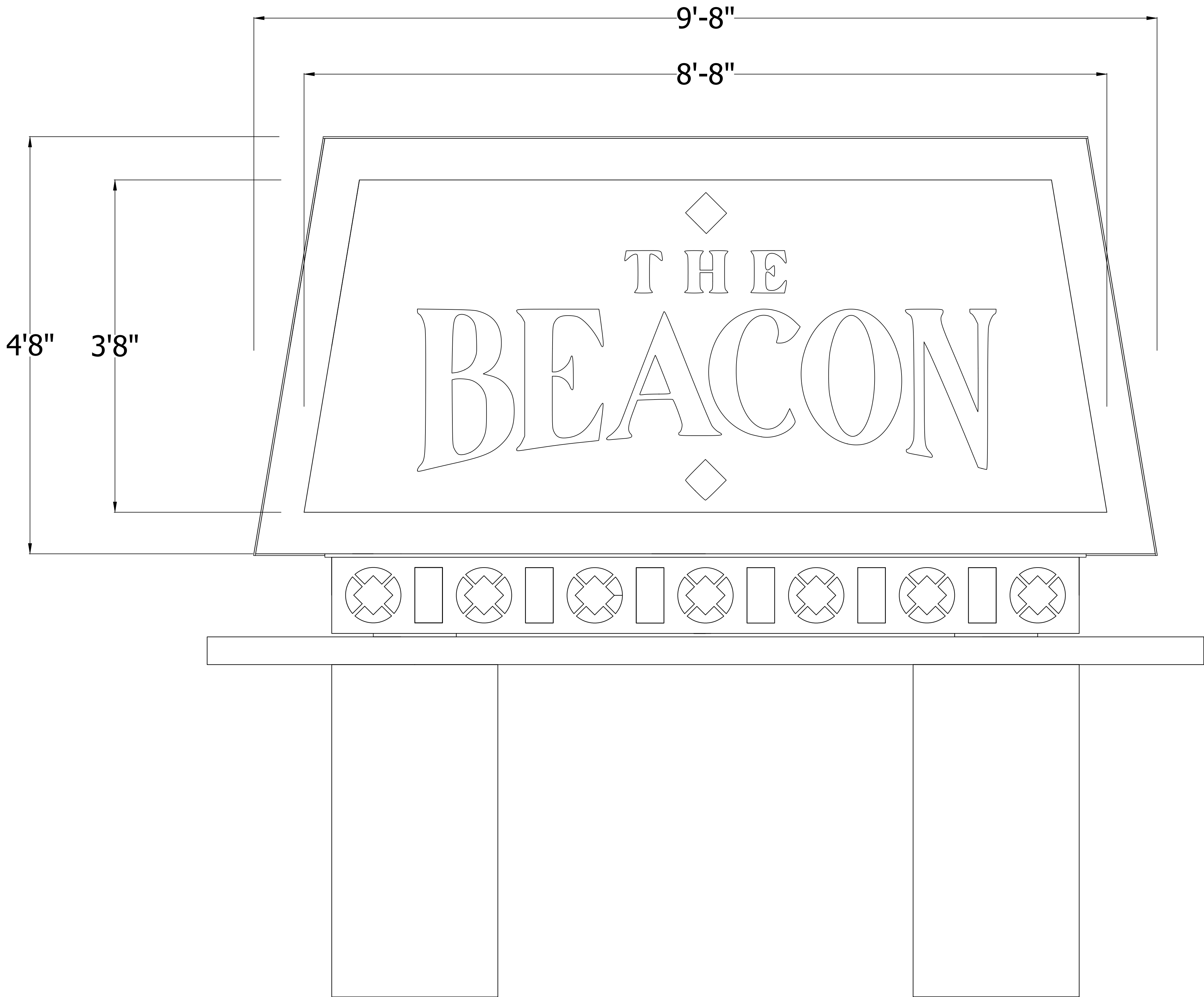
 

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SENNE & COMPANY, INC., 201 NW HIGHWAY 24, TOPSAIL, MS 38814-1440 | FILE: BEACON_SIGN_PROOF.DWG | DATE: 12/02/2023 6:14 PM | PLOT: 2/7/2023 5:11 PM



REVISIONS			
1			
2			
3			
4			
5			
Beacon Monument Sign			
Job No.:	2X-5XX	Date:	2/7/23
Drawn By:	R.H.	Scale:	AS NOTED
Approved By:	X.X.		
SHEET		A-1	



REVISIONS			
1			
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Beacon Monument Sign			
Job No.:	2X-5XX	Date:	2/7/23
Drawn By:	R.H.	Scale:	AS NOTED
Approved By:	X.X.		
SHEET		A-1	

**CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION**

CASE NO: CLGR23/04

by: Aim Strategies, Inc.

Project Address: 735 S Kansas Ave

Property Classification: Non-Contributor to the historic integrity of the South Kansas Avenue Commercial Historic District.

Standards: Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines

Attachments: Site Plan [] Elevations [X] Arch./Const. Plans [] Pictures []

PROPOSAL:

The applicant is requesting a review under Kansas State Historic Preservation Law for the construction of a new building located at 735 S. Kansas Avenue. This new review is for changes to the exterior elevations that the property owner has requested. This project was initially approved by Landmarks Commission on July 21, 2022. The new revision removes the roof-top seating area and encloses the third floor of the building. This new construction is intended to fill the vacant parcel resulting from the demolition and removal of the building currently ongoing.

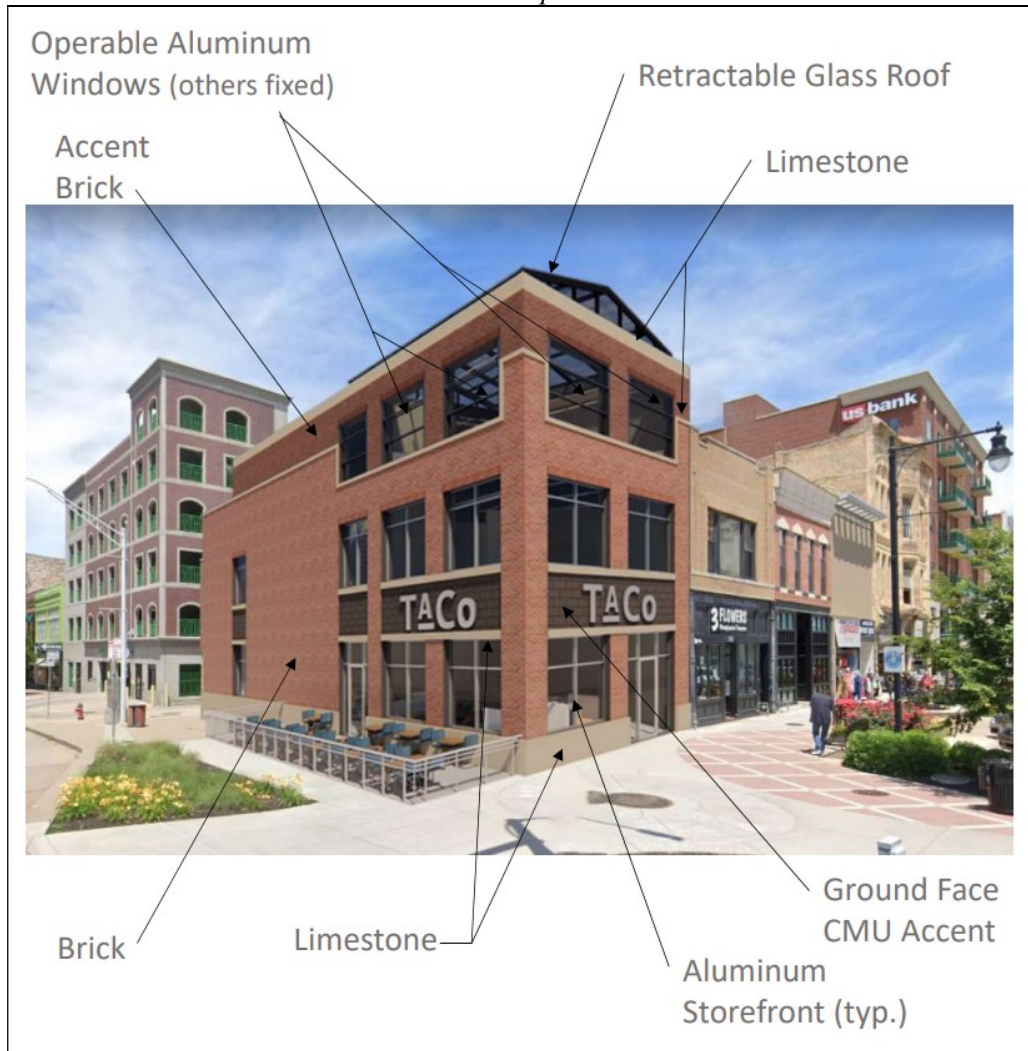
BACKGROUND:

CLGR22/14 by Aim Strategies Inc. was heard at the July meeting of the Topeka Landmarks Commission. CLGR22/14 dealt with the construction of a new building located at 735 S Kansas Ave. During the July meeting staff noted that the proposed new construction is consistent with and complimentary to the size, scale, materials and use of surrounding buildings within the South Kansas Avenue Commercial Historic District. The project was approved by the commission and was found to be consistent with the recommendations outlined in the Downtown Topeka Design Guidelines, and would not damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.

Both the previous building and the proposed new building are considered non-contributing properties to the South Kansas Avenue Commercial Historic District. The demolition permit for the prior building was issued on November 10, 2022.



New Proposal





Previous elevation rendering.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis: The proposed new construction is consistent with and complimentary to the size, scale, materials and use of the surrounding buildings within the South Kansas Avenue Commercial Historic District. The rhythm of the street walls along both S. Kansas Avenue and SW 8th Street are continued, each consistent with each building previously built on this property. The Topeka State Bank, originally on this property at the beginning of the 20th Century, was a 2-story building. Its replacement, Helzberg Diamond Shop, was a 1-story building. The building proposed is a 3-story building. The vertical level of the 2nd-level windows along each façade are consistent with the levels of windows in adjacent buildings, thus continuing the rhythm of 2nd-level facades along both street frontages. Materials proposed are also consistent with the traditional and historic use of materials within other buildings in the District. This building, is therefore deemed to be consistent and compatible with the defining characteristics of the surrounding environment.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Analysis: Previous building on the property has already been demolished.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Analysis: Construction of this building will not introduce features that will create a false sense of historic development. No historic features or elements from other buildings will be added.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Analysis: The approval of plans for construction of this building presumes the absence of historic character of the property. Therefore, this Standard is not directly applicable for this project.

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Analysis: The approval of plans for construction of this building presumes the absence of historic character of the property. Therefore, this Standard is not directly applicable for this project.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Analysis: N/A

Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Analysis: N/A

Standard 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Analysis: N/A

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: This Standard applies only if it pertains to new construction. The building, as proposed, would be differentiated in its design and appearance from its surrounding historic character, yet would also be compatible and complimentary in its size and scale, materials, and architectural features to the surrounding District.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the construction of the proposed building to be located at 735 S. Kansas Avenue **IS CONSISTENT with the recommendations outlined in the Downtown Topeka Design Guidelines, and will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.**

Prepared by: William Sharp, Planner I

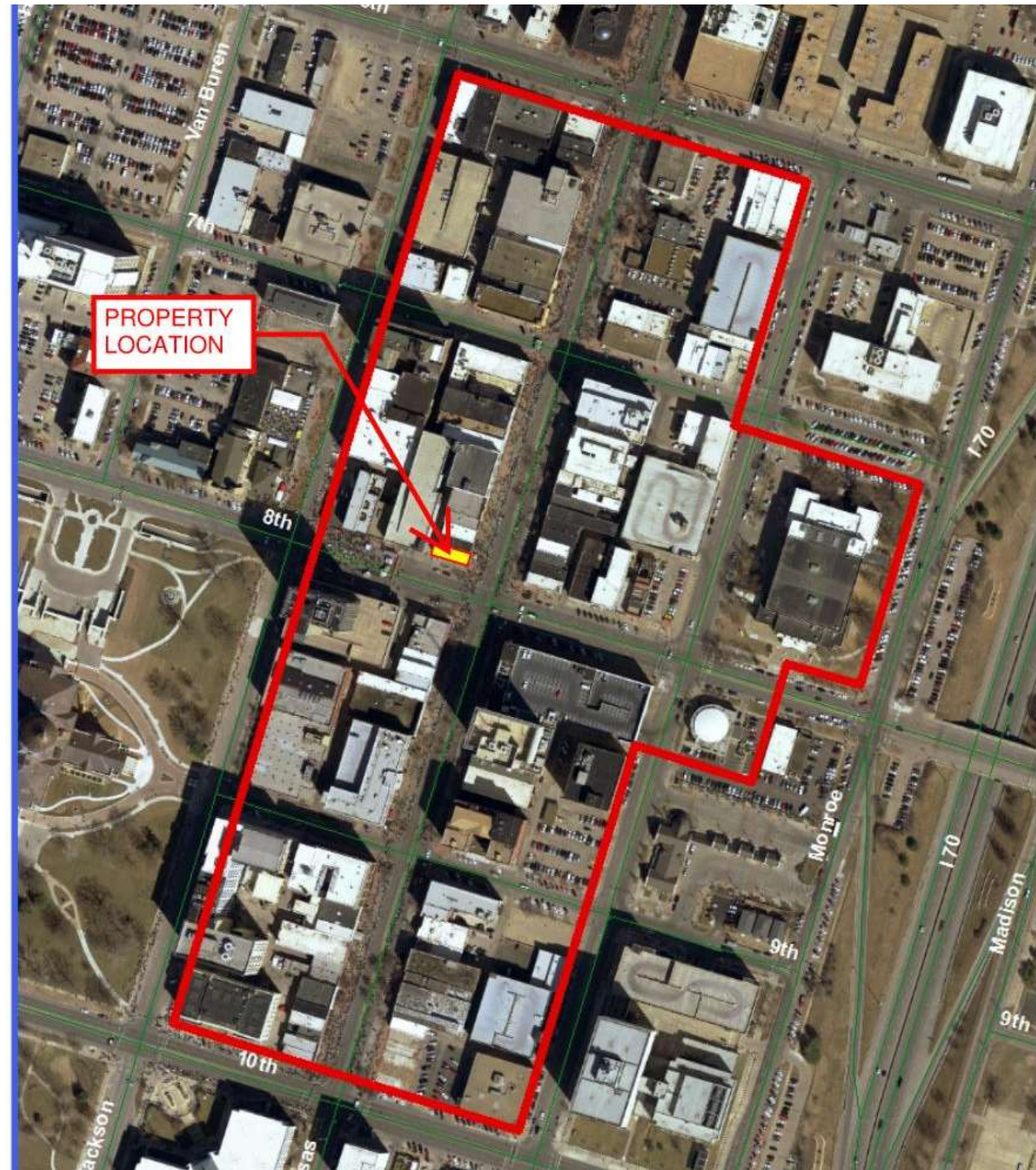
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.



WELCOME

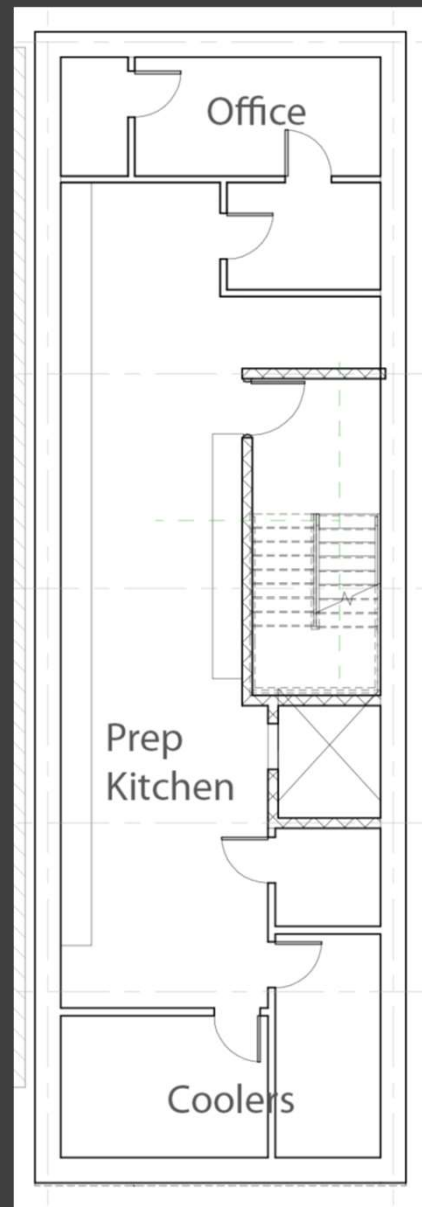
735 S KANSAS AVE

SOUTH KANSAS AVENUE COMMERCIAL HISTORIC DISTRICT

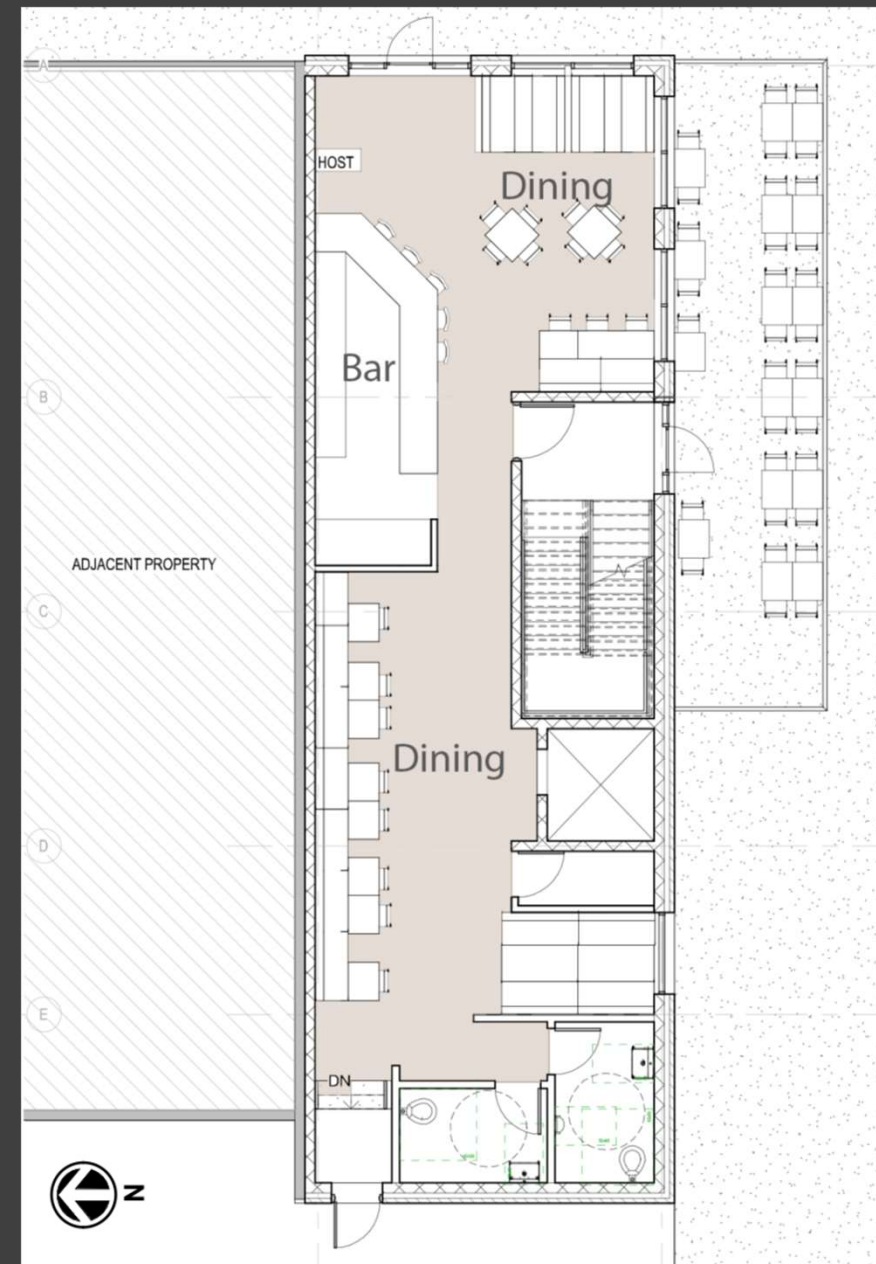




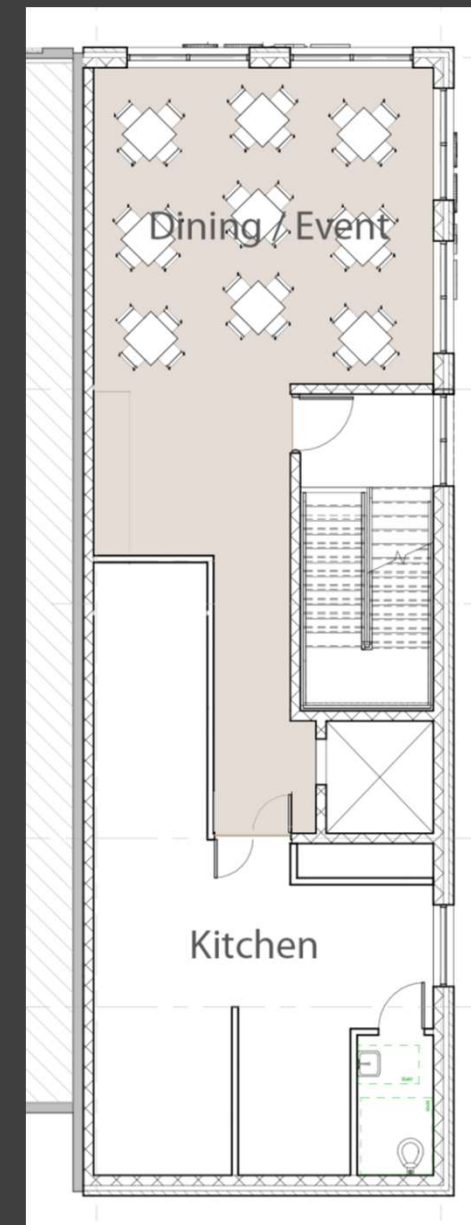
FORMER BUILDING



Basement



Main Floor



Second Floor



Third Floor

RENDERINGS IN DOWNTOWN CONTEXT



Exterior Materials

